

Adopted at Meeting of 7/18/74

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF REDEVELOPER

PARCEL 49b-134 SOUTH END URBAN RENEWAL AREA

PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority," has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. George J. George has expressed an interest in and has submitted as satisfactory proposal for the development of Disposition Parcel 49b-134, in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. George J. George, be and hereby is tentatively designated as Redeveloper of Disposition Parcel 49b-134 in the South End Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and
 - (iii) Final Working Drawings and Specifications; and
 - (iv) Proposed construction and rental schedules.
2. That disposal of Parcel 49b-134 by negotiation is the appropriate method of making the land available for development.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-60004).

Resolution amended to provide that LDA contain
clause that property be developed by owner-occupant.

July 18, 1974

MEMORANDUM

6D

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, (MASS. R-56)
TENTATIVE DESIGNATION OF REDEVELOPERS
PORTION OF PARCEL 49b
NOS. 106, 108, 112, 114, 116, 118, 120,
122, 126, 130, 134 UNION PARK STREET

SUMMARY: This memorandum requests that the Authority tentatively designate 11 existing tenants as Redevelopers of a portion of Parcel 49b in the South End Urban Renewal Area.

Parcel 49b consists of approximately 35,517 square feet, comprised of a portion of industrial property and a group of 3-story brick row-houses. This parcel is located on Union Park Street between Harrison Avenue and Albany Street in the South End Urban Renewal Area.

The following 11 tenants have submitted proposals for the rehabilitation of the residential buildings listed below, in accordance with Authority Standards, guidelines, and the South End Urban Renewal Plan.

<u>Parcel</u>	<u>Developer</u>	<u>Area in Sq. Ft.</u>	<u>Estimated Cost of Rehab.</u>
49b-106	Mr. Robert Roomey	1,654	\$12,636
49b-108	Mr. Patoulidis Polichronis	1,650	24,852
49b-112	Mr. Eleftherios Aberidis	1,650	12,450
49b-114	Ms. Gladys DeCosta	1,654	13,926
49b-116	Mr. Efstathios Panitsidis	1,654	12,276
49b-118	Ms. Dorothy O'Meara	1,650	13,542
49b-120	Mr. John Triantaffilidis	1,648	12,000
49b-122	Mr. John Potsidis	1,650	12,840
49b-126	Mr. George Aggelis	1,650	23,370
49b-130	Mr. Nick Viron	1,650	15,462
49b-134	Mr. George J. George	1,466	14,532

The financing will be obtained from HUD 312 funds if available through the Authority, or a private institution.

It is appropriate at this time to designate the above parties as Redevelopers of the buildings listed so that formal processing of plans and financing arrangements may be initiated. Their submissions indicate sufficient ability to act as Redevelopers for the Union Park Street properties.

I, therefore, recommend that the Authority tentatively designate Robert Roomey, Patoulidis Polichronis, Eleftherios Aberidis, Gladys DeCosta, Efstathios Panitsidis, Dorothy O'Meara, John Tantaffilidis, John Potsidis, George Aggelis, Nick Viron, and George J. George as Redevelopers of Parcels 49b-106, 49b-108, 49b-112, 49b-116, 49b-118, 49b-120, 49b-122, 49b-126, 49b-130, and 49b-134 in the South End Urban Renewal Area.

An appropriate Resolution is attached.

[illegible]